

Depth/Size (ft):	0.00	Bedrooms:	4	Approx. Year Built:	1983
Frontage (ft):	155.28	Bathrooms:	3	Age:	41
Lot Area: (sq.ft.)	7,483.00	Full Baths:	3	Zoning:	SFR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,720.40
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	010-485-821

Style of Home:	Split Entry	Parking:	Total: 6 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Glass,Mixed,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	Add. Parking Avail.,Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Laminate,Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Septic,Storm Sewer,Water
Legal:	LOT 6 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 21587
Amenities:	Exercise Centre,Garden,Swirlpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Lane Access,Paved Road,Private Yard,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool,Microwave,Security - Roughed In,Smoke Alarm,Windows - Storm
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	12'2 x 11'3	Main	Family Room	21'0 x 13'4
Above	Bedroom	9'9 x 9'7	Main	Den	12'2 x 9'2
Above	Bedroom	9'9 x 9'3	Main	Bedroom	12'0 x 7'7
Above	Patio	32'9 x 14'0	Main	Mud Room	10'9 x 5'8
Main	Foyer	12'2 x 4'8	Main	Kitchen	14'4 x 9'10
Main	Living Room	18'8 x 12'8	Main	Gym	13'0 x 10'8
Main	Dining Room	10'2 x 8'10			

Finished Floor (Main):	1,543 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	622 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,165 sqft	Crawl/Bsmt Height:	3'6			
Unfinished Floor:	0 sqft	Basement:	Crawl			
Grand Total:	2,165 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Sunnyside Park Split level with 4 bedrooms, den/office easily converted to 5th guest room. Updated and modernized bathroom, new flooring, new lighting, mud room, new outdoor decking. Over \$100k in renovations. Large lot south facing. Near shopping and Sunnyside pool & park. Ideal family home with long term potential for multi family development. Property has additional rear lane access, entry for RV or boat parking, Secured fenced property and driveway plus three additional entryway parking spots.